

The Doll House

Facilities:

Sleeps 1 to 4 people

1 King size bed upstairs

1 Sofa bed in living room

Bathroom

Living room with potbelly gas stove

Kitchen

Place settings, cooking utensils, pans, etc.

Gas stove

Refrigerator

Microwave, coffee pot, toaster

Lighted Stone Patio

Gas grill

Fire ring

Activities:

Fishing (Catch and release)(barbless hooks only)

Hiking

Sledding

Ice skating

Kayaks

Trails for:

Snowmobiling

4-Wheeling

Mountain bikes

Horseback riding

Paved ½ mile runway for personal aircraft

235 Acres to roam

9 hole executive golf course (see “rental fees” page)

Close to Pine Creek Valley which offers:

Canoeing, rafting, bicycle rails to trails

Close to Lick Run

Things to bring:

Food

(Bedding, towels, soap, and shampoo are provided)

Rates

A \$150.00 deposit is required to reserve your date. (Deposit is non-refundable)

(Your deposit will be mailed back to you within 30 days after your stay, unless damage is found to the property. The deposit could also be applied to next year's reservation.)

Checks should be made payable to *Ponderosa Lodge and Golf LLC*

and mailed to *Ken Hurst, 315 Simon Lane, Lock Haven, PA 17745.*

\$150.00 per night (+ tax) for 1 to 2 people.

Each additional person (over 2 people) is \$65.00 per person per night (+ tax), up to a total of 4 people.

No children between the ages of 6 months to 8 years of age.

Minimum of 2 nights stay.

All lodging and rentals are subject to state and local tax.

Payment

The deposit is due upon reservation. Full payment for the lodging will be due 1 month before arrival date. If there are any other charges (campfire wood, golf, ATV rental, etc.), payment for those items will be due at the end of your stay before you go home. Payment should be made in the form of cash or a check (we are not set up to take credit cards). Your deposit will be returned to you within 30 days after your stay unless there is damage.

Check In / Out Procedures

Check in time is any time after 4:00 p.m.

Check out time is 12:00 p.m.

Clean Up Check List

Each group is responsible for the following cleanup

- ~ Return all dishes and cooking supplies to their proper place.
- ~ Make final check in all rooms and under the bed to be sure nothing is left behind.
- ~ Pick up all trash inside and outside.
- ~ Turn off all lights.
- ~ Make sure all doors and windows are closed.

Contact Information

Ken and Marion Hurst

315 Simon Lane

Lock Haven, PA 17745

570-769-2771

ken.ponderosa@gmail.com

www.ponderosalodgeandgolf.com

Policies and Procedures

Please take time to go over the following guidelines. We ask that you abide by the list of policies and procedures to ensure your safety and well-being as well as the property. Thank you for your cooperation.

The following activities / substances are strictly prohibited anywhere on the property:

~ Hunting, Smoking, Alcohol, Drugs. Pets/animals are also prohibited because of allergies.

Failure to abide by these rules will result in a fine and/or loss of deposit.

Please respect all property. Return all property and equipment in the same condition you found it.

Return all boats & paddles to the trailer near the pond and return life jackets to bin.

Report any broken, damaged or lost items or property to Ken Hurst.

Due to invasive species of insects, etc. no wood is allowed to be brought onto the property.

Campfire wood can be purchased on site.

Around the grounds:

Keep within the boundaries of the property. Any person or vehicle trespassing onto neighboring properties are subject to a fine.

All barns and equipment are off limits.

Fishing is catch and release. (Barbless hooks)

No parking / driving or ATVs on the soccer field or golf course.

No racing on the runway / airstrip

9 Hole Executive Golf Course

- Advanced notice is recommended if you would like to golf.
- \$15.00 per person per game
- \$25.00 per person unlimited golf for a 1 day pass
- Golf cart for rent at \$10.00 per game (to be returned after each game)
- Club sets available for rent at \$5.00 per set per game.
- New ball \$5.00 each. Used balls \$1.00 each

Rental Fees

ATVs and Golf Carts

- \$200.00 per ATV per day or \$100.00 per ATV for 4 hours.
- \$100.00 per golf cart per day. **Golf carts may not go in the woods or on the trails or you will lose your deposit.**
- Also a \$100.00 deposit per vehicle is required (This will be returned to you after the vehicle is looked over and there is no damage found to both the vehicle and the property. If there is damage, the cost will be deducted from your deposit and/or additional billing if necessary.)
- An ATV Waiver and Release form must be signed before you are permitted to ride.
- Renters are responsible for re-fueling each vehicle upon return. All gas used from our gas cans also must be replaced *or*
- There will be a charge of \$4.00 a gallon subtracted from your deposit for any gas we have to replace.
- **Please read through the “Rules and Regulations for ATVs, Golf Carts, etc.” before riding.**

Property Usage Charge

- If you are bringing ATVs, motorcycles, snowmobiles, etc. onto the property, there is a flat rate charge of \$20.00 per vehicle for a weekend (Friday-Sunday) and \$10.00 per vehicle / day for each day over 2 days. (Fees do not apply to 50cc or less.)
- All riding regulations still apply. A Waiver and Release form must be signed.

Campfire Wood

- Campfire wood is available at the barn for \$10.00 per tub. Please use only from the filled tubs. The wood on skids at the barn is off limits. Please include payment for the wood you used on the settlement sheet.
- Due to invasive species of insects, etc. no wood is allowed to be brought onto the property.

Rules and Regulations for ATVs, Golf Carts, Snowmobiles, Motorcycles, etc.

Keep ATVs, Golf Carts, off-road motorcycles, etc. within the property boundaries.

Trespassing onto neighboring property is not allowed and will result in a fine.

A Waiver and Release form **MUST** be signed before riding. This includes both our vehicles and yours if you brought your own.

Riding hours are between 9:00 a.m. and 9:00 p.m.

Ask us about special riding hours during the fall hunting season (Oct.-Dec.)

Contact us about special riding hours for snowmobilers.

No riding is permitted on the golf course or on the dirt bank directly behind the Lodge.

No donuts. No spinning or throwing stones onto the grass or runway in any manner.

No racing on the runway.

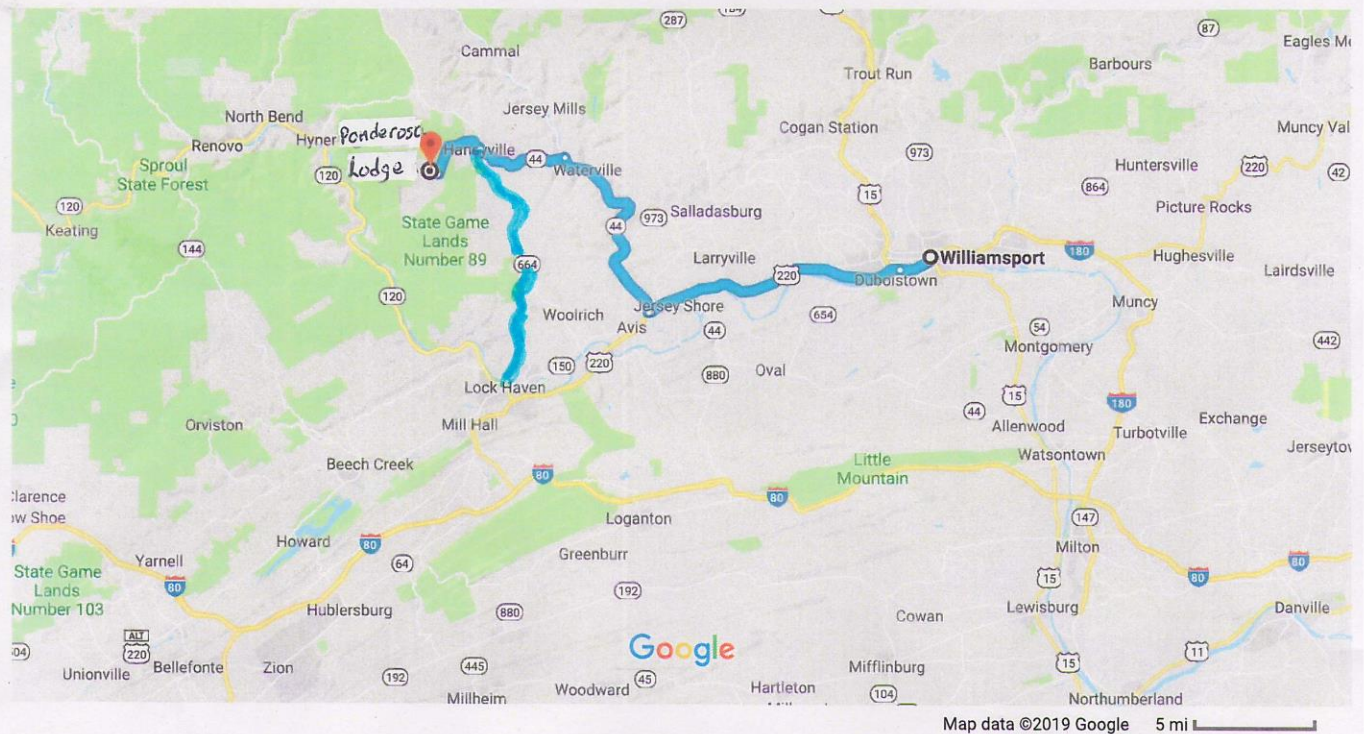
Keep speed **under 20 mph** on roads that have mowed grass beside them.

Snowmobiles

If you are bringing snowmobiles and they are licensed and insured you may ride off our property onto designated snowmobile trails and roads. You are not permitted to ride on neighboring private property.

Directions to: **The Ponderosa Lodge**
The Doll House

315 Simon Lane, Lock Haven, PA 17745



Directions from Williamsport, PA

US Hwy 220 S

Take exit 120 for PA-44 N toward Pine Creek

.....0.1 mile

Turn right to merge onto PA-44 N

.....17.6 miles

Go to top of mountain to "Stop except right turn" sign,

Turn right to stay on PA-44 N/Coudersport Pike

.....100 yds

Take the 1st left onto Carrier Road

.....3.7 miles

Turn right onto Ponderosa Drive

.....100 yds

Take the 1st right onto Simon Lane

.....0.3 mile

Stop, Look and cross over asphalt airstrip

Follow signs to The Doll House

or The Ponderosa Lodge

Directions from Lock Haven, PA

US Hwy 220

Take exit 111 toward Lock Haven/PA-120 W

.....0.1 mile

Turn onto Paul Mack Blvd/PA-120 W

Continue to follow PA-120

.....0.8 mile

Continue straight onto N Jay Street (Bridge)

.....0.4 mile

Turn right onto PA-664 N/Coudersport Pike

.....17.4 miles

Go to "Stop" sign

Continue straight onto PA-44 N

.....100 yds

Take 1st left onto Carrier Road

.....3.7 miles

Turn right onto Ponderosa Drive

.....100 yds

Take the 1st right onto Simon Lane

.....0.3 mile

Stop, Look and cross over asphalt airstrip

Follow signs to The Doll House

or The Ponderosa Lodge

Note: The speed limit is 25 mph on Carrier Road.

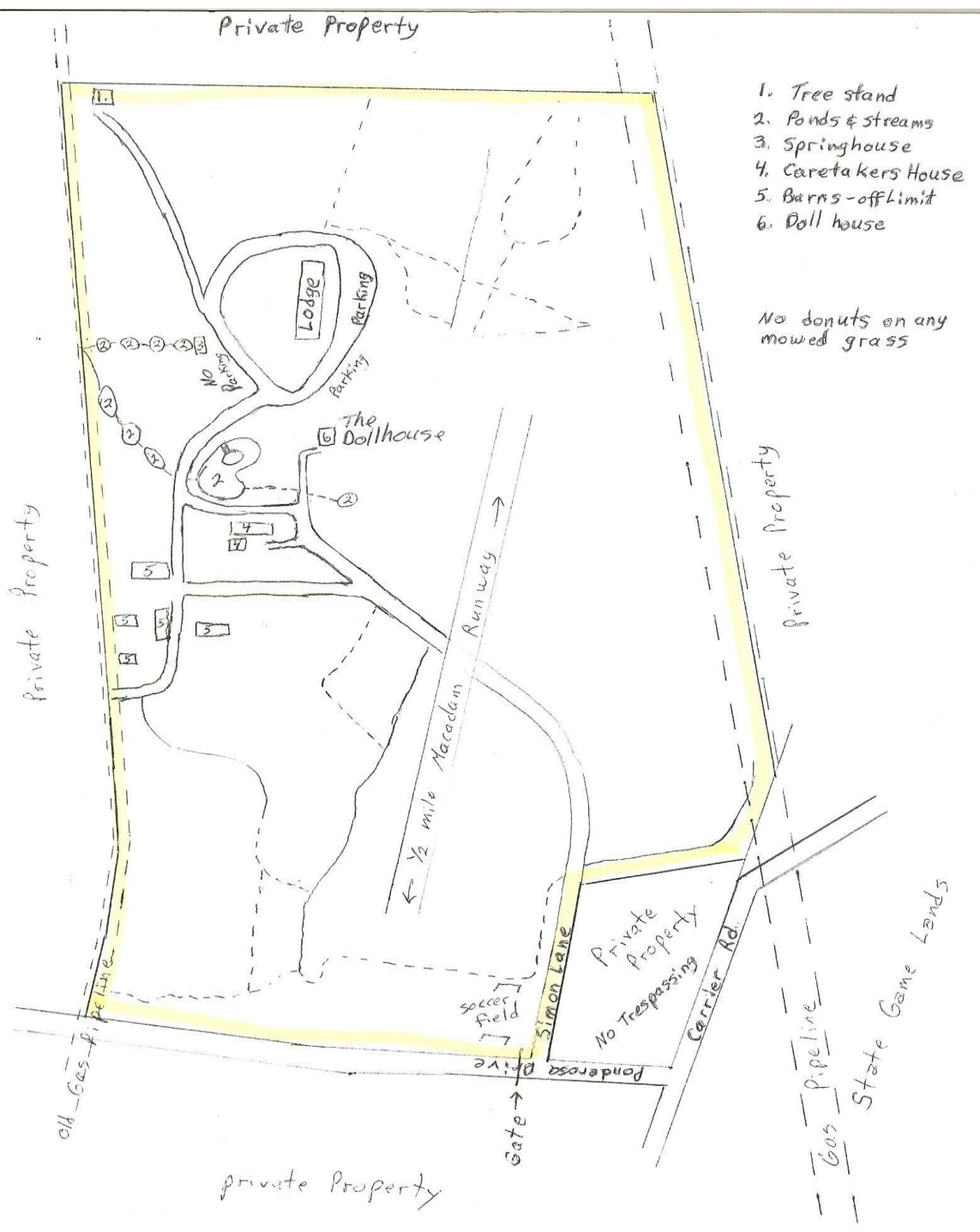
PONDEROSA LODGE

THE DOLL HOUSE

315 Simon Lane
Lock Haven, PA 17745
570-769-2771



Note: Please abide by the speed limit of 25 mph on Carrier Road.



1. Tree stand
2. Ponds & streams
3. Springhouse
4. Caretakers House
5. Barns-off limit
6. Doll house

No donuts on any mowed grass

THE DOLL HOUSE
PONDEROSA LODGE AND GOLF LLC

Waiver, Release of Liability, and Assumption of Risk

This document affects your legal right – read it carefully.

I understand that Ponderosa Lodge and Golf LLC, The Doll House, Kenneth or Marion Hurst (collectively referred to hereinafter as the “Ponderosa”) is providing an opportunity for me to engage in some or all of the following activities: cabin leasing, camping, operation of ATVs, golf carts and other recreational vehicles, fishing, swimming (lifeguard not provided), boating, target shooting, hiking, snowmobiling, sledding, ice skating, golfing, use of the Ponderosa’s facilities and equipment, and other recreational activities on grounds leased or owned by the Ponderosa (the “Activities”).

In consideration of my use of the Ponderosa’s facilities and my participation in the Activities and other recreational events, I do hereby make this agreement.

I AM AWARE THAT THE ACTIVITIES ARE HAZARDOUS ACTIVITIES AND I AM VOLUNTARILY PARTICIPATING IN THESE ACTIVITIES WITH KNOWLEDGE OF THE DANGER INVOLVED, AND HEREBY AGREE TO ACCEPT AND ASSUME ANY AND ALL RISKS OF PERSONAL INJURY, DEATH AND DAMAGE TO OR LOSS OF PROPERTY ARISING FROM OR RELATED TO PARTICIPATION IN THE ACTIVITIES. THERE ARE PARTICULAR RISKS INHERENT IN THE ACTIVITIES INCLUDING BUT NOT LIMITED TO FALLING, DROWNING, EXPOSURE TO PLANTS AND ANIMALS, EQUIPMENT MALFUNCTION, EXPOSURE TO HEAT OR COLD TEMPERATURES, AND LOSS OF OR DAMAGE TO PROPERTY. I UNDERSTAND THAT THE AFOREMENTIONED LIST OF RISKS IS NOT AN EXHAUSTIVE LIST AND THAT THERE MAY BE ADDITIONAL UNKNOWN OR UNANTICIPATED RISKS WHICH ARE NOT READILY FORESEEABLE BUT THAT MAY ARISE DURING THE ACTIVITIES. I UNDERSTAND THAT THE ACTIVITIES MAY INVOLVE STRENUOUS PHYSICAL ACTIVITY AND THAT PERSONS WHO HAVE PHYSICAL IMPAIRMENTS OR SERIOUS MEDICAL CONDITIONS SHOULD NOT PARTICIPATE IN THE ACTIVITIES WITHOUT THE CONSENT OR APPROVAL OF THEIR DOCTOR.

I am voluntarily participating in the activities described herein, including but not limited to the aforementioned, and, after having been warned of the dangers incident thereto, I agree to use all safety equipment in the manner in which it is intended to be used and to employ all suitable precaution and safety equipment available to me (including any approved personal protective equipment as required).

I hereby agree that I will not bring any suit or claim against the Ponderosa or any of its owners, members, managers, officers, lessors, agents, leaders, instructors, sub-contractors, or volunteers (collectively referred to as the “Releasees”), for any injury, loss or damage arising out of or related to my participation in the Activities or my use of the Ponderosa’s facilities or equipment.

I also hereby agree to release and hold harmless the Ponderosa, its owners, members, managers, officers, Lessors, employees, agents, instructors, sub-contractors or volunteers from all actions, claims or demands, for myself, my heirs, successors, assigns, personal representatives, family members, or my ward, if applicable, for death, injury, loss, or damage to property or person resulting from use of aforesaid facilities or participation in the foregoing activities. I further hereby agree to indemnify and hold harmless any of the Releasees against whom an action is brought or claim made.

Further, if such a claim is made and found to be non-compensable, I agree to pay the attorney’s fees and costs incurred by the Ponderosa or its respective insurance companies, incurred in the defense of such claim.

I agree to abide by any and all rules, regulations, guidelines, policies, and requests made by the Ponderosa or its agents for my safety or the safety of others. I understand that the Ponderosa reserves the right to exclude my participation in these activities if my participation or behavior is deemed detrimental to the health, safety or welfare of others.

I AM AWARE THAT NO ALCOHOL, SMOKING, DRUGS, PETS/ANIMALS OR HUNTING ARE ALLOWED ANYWHERE ON THE PROPERTY AND AGREE TO ABIDE BY THESE REGULATIONS. Failure to abide will result in a fine and/or loss of deposit.

If any portion of this agreement is held to be invalid, the balance shall continue in full force and effect to the fullest extent permitted by law.

I represent that I am over eighteen years of age, or my parent or legal guardian has also signed and read this document.

I HAVE CAREFULLY READ THIS AGREEMENT AND FULLY UNDERSTAND IT'S CONTENTS. I AM AWARE THAT THIS IS A COMPLETE AND UNCONDITIONAL RELEASE OF LIABILITY TO THE GREATEST EXTENT PERMITTED BY LAW AND CONSTITUTES A BINDING CONTRACT BETWEEN MYSELF AND THE PONDEROSA.

If signing as an individual:

Signature (Person #1)

Signature (Person #2)

Print Name: _____

_____ to _____

Print Address: _____

Effective dates

Emergency Contact Information: In case an emergency situation arises, please contact

(print name) at
(phone number)

If signing as a parent or guardian on behalf of a minor: (Fill out above section also)

*I AM SIGNING BELOW AS THE PARENT OR GUARDIAN ON BEHALF OF A MINOR. I AGREE TO FULLY INDEMNIFY THE PONDEROSA AND ALL RELEASEES FROM ANY CLAIM, SUIT, LIABILITY, OR CAUSE OF ACTION, BROUGHT BY OR ON BEHALF OF THE MINOR PARTICIPANT, ARISING OUT OF OR RELATED TO THE MINOR PARTICIPANT'S PARTICIPATION IN THE ACTIVITIES OR USE OF THE PONDEROSA'S FACILITIES OR EQUIPMENT.

Minor's Name and Date of Birth: _____

*Signature of parent or guardian if participant is under the age of 18. _____

If signing for a group:

**I AM SIGNING BELOW AS THE LEADER OF MY GROUP AND ON BEHALF OF ALL PERSONS IN MY GROUP. I AGREE TO FULLY INDEMNIFY THE PONDEROSA AND ALL RELEASEES FROM ANY CLAIM, SUIT, LIABILITY, OR CAUSE OF ACTION, BROUGHT BY OR ON BEHALF OF MY GROUP, ARISING OUT OF OR RELATED TO THE GROUP'S PARTICIPATION IN THE ACTIVITIES OR USE OF THE PONDEROSA'S FACILITIES OR EQUIPMENT.

This release shall be effective from _____ to _____.

**Releasor/Leader's Signature: _____ (must be age 21 or older)

**Releasor/Leader's Printed Name: _____

Printed Address: _____

Group Name: _____

Emergency Contact Information: In case an emergency situation arises, please contact

(print name) at
(phone number)

ATV WAIVER AND RELEASE OF LIABILITY AND INDEMNITY AGREEMENT

This is a Waiver and Release of your legal rights, and an Agreement not to sue Ponderosa Lodge and Golf LLC, The Doll House, Kenneth and Marion Hurst (collectively referred to hereinafter as "Ponderosa"), or any of its members, managers, officers, lessors, agents, leaders, instructors, sub-contractors, or volunteers (collectively referred to hereinafter as "Releasees").

Serious Injury or Death may result from participating in recreational activities. In consideration of being permitted to participate in the recreational activity, and specifically including the riding of all-terrain vehicles (ATV's), golf carts, snowmobiles, etc., the undersigned ("Releasor") executes this Waiver and Release of Liability and Indemnity Agreement ("Release") and hereby states and agrees as follows:

I am aware of the risks of injury and death inherent in recreational activities (including the operation of ATV's, golf carts, snowmobiles, etc.) and I acknowledge that I have read this entire Wavier and Release consisting of two (2) pages in its entirety. I HEREBY EXPRESSLY ASSUME ALL RISK ASSOCIATED WITH ALL SUCH RECREATIONAL ACTIVITIES. I HEREBY RELEASE, HOLD HARMLESS AND DISCHARGE FROM LIABILITY THE RELEASEES, THEIR EMPLOYEES, ALL OTHER PERSONS OR ENTITIES ACTING ON THEIR BEHALF, AND ANY LANDOWNERS OR LESSORS PERMITTING RELEASEES TO USE THEIR LAND FOR RECREATIONAL ACTIVITIES, INCLUDING THE OPERATION OF ATV'S, GOLF CARTS, SNOWMOBILES, ETC., FROM ALL LIABILITY FOR ANY AND ALL LOSS, INJURY OR DAMAGE AND ANY AND ALL CLAIMS ARISING ON ACCOUNT OF INJURY TO MY PERSON OR PROPERTY OR MY DEATH WHILE I AM ENGAGED IN ANY RECREATIONAL ACTIVITY IN ANY WAY OPERATED, MANAGED OR COORDINATED BY RELEASEES, I HEREBY WAIVE MY RIGHT TO SUE RELEASEES AND THE AFOREMENTIONED LANDOWNER ON ACCOUNT OF INJURY TO MY PERSON OR PROPERTY, OR MY DEATH WHILE ENGAGING IN RECREATIONAL ACTIVITIES. I HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS RELEASEES FROM ANY LOSS, LIABILITY, DAMAGE OR COST THEY MAY INCURE DUE TO MY PRESENCE IN, UPON, OR AROUND PROPERTY BEING USED FOR THE RECREATIONAL ACTIVITY FOR THE PURPOSE OF OR DUE TO MY PARTICIPATION IN SUCH ACTIVITY. BY SIGNING THIS DOCUMENT, I AGREE AND ACKNOWLEDGE THAT I MAY BE GIVING UP IMPORTANT LEGAL RIGHTS AND REMEDIES AVAILABLE TO MYSELF, MY FAMILY, MY HEIRS, SUCCESSORS AND ASSIGNS.

I understand that by signing this agreement I agree to follow all rules, sign waivers, and respect all property of the Ponderosa. I will use caution at all times while on property owned or leased by the Ponderosa or its agents or affiliates. I understand this area is NOT a race track, and I will use reasonable speeds only. I agree that I will not operate an ATV or other recreational vehicle if I am suffering from a condition or under the influence of any substance that impairs my ability to react or safely operate said vehicle. I agree to consider other riders, people, or any person on the property and to remain aware of their presence on the grounds at all times. I will pack out any and all garbage brought in and understand that I/we are limited to ATV trails or designated play areas ONLY. I understand that if I am found off trails, not respecting others, not respecting the property or harassing animals, or if I am determined, in the sole discretion of the Ponderosa to be endangering the health, safety or welfare of myself or others, I will be asked to leave the Ponderosa's facilities. I agree any damage I incur while at the Ponderosa will be at my expense.

I am aware that outdoor recreational activities involving the use of ATV's, golf carts, etc. can be hazardous. I understand that I may sustain loss, damage or injury to person or property resulting from or in any way connected with transporting or use of equipment furnished by the Ponderosa or its agents. I agree to use all safety equipment in the manner in which it is intended to be used and to employ all suitable precaution and safety equipment available to me (including any approved personal protective equipment as required). I understand that the use of an ATV, golf cart, etc. and any related equipment furnished by the Ponderosa constitutes an acceptance of said equipment on as "AS IS" basis and that the Ponderosa makes no representation or warranty regarding the fitness of the equipment for a particular purpose or its merchantability or quality. I agree to pay for any damage done to said equipment or property of others.

If I fail to return any or all equipment used by me in the participation of the recreational activity or if I damage said equipment, I agree to reimburse the Ponderosa for the amount of replacement or repair cost. If the Ponderosa is

required to search for property or equipment used by me in the participation of this activity due to irresponsible actions by me, I will pay for the costs of said search.

I agree to abide by all riding rules and regulations. Keep ATVs, Golf Carts, Snowmobiles, etc. within the property boundaries. Trespassing onto neighboring property is not allowed and will result in a fine. Riding hours are between 9:00 a.m. and 9:00 p.m. Ask us about special riding hours during the fall hunting season (Oct.-Dec.). Contact us about special riding hours for snowmobilers. No riding is permitted on the golf course or on the dirt bank directly behind the Lodge. No donuts. No spinning or throwing stones onto the grass or runway in any manner. No racing on the runway. Keep speed under 20 mph on roads that have mowed grass beside them.

If any portion of this Waiver and Release is found to be invalid, the balance of the Waiver and Release shall continue in full force and effect to the greatest extent permitted by law.

I HAVE READ, UNDERSTOOD, AND VOLUNTARILY AGREE TO THIS WAIVER AND RELEASE OF LIABILITY AND INDEMNITY AGREEMENT. I FURTHER AGREE THAT NO ORAL STATEMENTS, REPRESENTATIONS OR INDUCEMENTS APART FROM THIS WRITTEN AGREEMENT HAVE BEEN MADE TO ME TO OBTAIN MY CONSENT.

If signing as an individual:

This release shall be effective from _____ to _____.

Releasor/Participant's Signature: _____

Releasor/Participant's Printed Name: _____

Printed Address: _____

If signing as a parent or guardian on behalf of a minor: (Fill out above section also)

IF THE RELEASOR/PARTICIPANT IS UNDER AGE 18, THE SIGNATURE OF AGREEMENT BY A PARENT OR LEGAL GUARDIAN IS ALSO REQUIRED:

I AM SIGNING BELOW AS THE PARENT OR GUARDIAN ON BEHALF OF A MINOR. I AGREE TO FULLY INDEMNIFY THE PONDEROSA AND ALL RELEASEES FROM ANY CLAIM, SUIT, LIABILITY OR CAUSE OF ACTION, BROUGHT BY OR ON BEHALF OF THE MINOR PARTICIPANT, ARISING OUT OF OR RELATED TO THE MINOR PARTICIPANT'S PARTICIPATION IN THE ACTIVITIES OR USE OF THE PONDEROSA'S FACILITIES OR EQUIPMENT.

Minor's Name and Date of Birth: _____

Signature of Releasor/Participant's Parent or Legal Guardian: _____

If signing for a group:

I AM SIGNING BELOW AS THE LEADER OF MY GROUP AND ON BEHALF OF ALL PERSONS IN MY GROUP. I AGREE TO FULLY INDEMNIFY THE PONDEROSA AND ALL RELEASEES FROM ANY CLAIM, SUIT, LIABILITY, OR CAUSE OF ACTION, BROUGHT BY OR ON BEHALF OF MY GROUP, ARISING OUT OF OR RELATED TO THE GROUP'S PARTICIPATION IN THE ACTIVITIES OR USE OF THE PONDEROSA'S FACILITIES OR EQUIPMENT.

This release shall be effective from _____ to _____.

Releasor/Leader's Signature: _____ (must be age 21 or older)

Releasor/Leader's Printed Name: _____

Printed Address: _____

Group Name: _____

The Doll House Settlement Sheet

Name: _____
Phone #: _____
Date of Visit: _____

Please enclose this sheet with payment

Please make your check payable to:

Ponderosa Lodge and Golf LLC
315 Simon Lane
Lock Haven, PA 17745
570-769-2771

Description	#	Rate	Charge
Number of Nights:		\$150.00 per night (up to 2 people)	\$
Number of additional people: Number of nights:		\$ 65.00 per night (each additional person)	\$
Lodging Subtotal			\$
Clinton Co. Hotel Tax 5%			\$
PA Hotel Tax 6%			\$
Lodging Total			\$

Rental / Service Fees:

Description	#	Rental/Service Fee	Charge
Campfire wood		\$ 10.00 per tub	\$
ATV Rental (requires an additional \$100.00 deposit per vehicle)		\$200.00 per vehicle per day \$100.00 per vehicle / 4 hours	\$ \$
Golf Cart Rental (requires a \$100.00 deposit / vehicle)		\$100.00 per vehicle per day	\$
Property Use Charge (If you bring your own ATVs, motorcycles, snowmobiles, etc.)		\$ 20.00 per vehicle (weekend Fri.-Sun.)	\$
		\$ 10.00 per vehicle per day over 2 days	\$
Golf cart rental (for golfing)		\$ 10.00 per game (return after each game)	\$
Golf clubs		\$ 5.00 per set per game	\$
Golf balls		\$ 5.00 each new / 1.00 each used	\$
Rental Fees Subtotal			\$
PA Sales Tax 6%			\$
Taxable Rental SUBTOTAL			\$
Non-Taxable Rental Fees:			
Gasoline		\$ 4.00 per gallon	\$
Golf		\$ 15.00 / person per game	\$
		\$ 25.00 / person unlimited for 1 day	\$
Non-Taxable Rental SUBTOTAL			+ \$
LODGING TOTAL (from above)			+ \$

TOTAL	= \$
--------------	-------------

Comments or suggestions: